

Peter Kehoe
Chair
Marion Field
Vice Chair



Walter Vandeloo, P.E.
Executive Secretary
Phone (518) 270-4604
Fax (518) 270-4642

Planning Commission
NOTICE of PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Thursday, March 11, 2004 at 7:00 P.M.** in the Second Floor Council Chambers of City Hall in order to hear and decide proposals for development as follows:

Consent Agenda

The consent agenda is intended to be a review for projects where the applicant has received the staff report, read the stipulations proposed by Planning Commission and technical review staff and fully agrees to incorporate all the comments from the staff report into the final drawings for their proposal. Projects where the applicant wishes to discuss the different stipulations or the Commissioners wish to discuss additional aspects of the project will be assigned to the "Full Review" portion of the meeting.

PC2004-010s SEQRA & Site Plan Review of a proposal to convert an existing tailor shop into a business office for a travel agency. Project location is 471 Sixth Ave, at 112th. Applicant is Chris & Dawn Garabedian, 43 Rotterdam Drive, Glenmont, NY 12077. **APPROVED W/ STIPS**

PC2004-013s SEQRA & Site Plan Review of a proposal to occupy a vacant commercial building with three uses: the new Luis Deli, a tanning salon, and a Laundromat. Project location is 362-364 Congress St, at the foot of 14th. Applicant is Matt Ryan, Prime Rate & Return, 13 1st St. Troy, NY 12180. **APPROVED W/ STIPS**

PC2004-014s SEQRA & Site Plan Review of a proposal to expand an existing restaurant (Notty Pine) for banquet use. Project location is 2301 15th Street, at Hutton. Applicant is Clem Zotto, 185 North Lake Ave. Troy, NY 12180. **APPROVED W/ STIPS**

FULL REVIEW

PC2004-003s Conceptual Site Plan Review of a proposal to build an independently owned 5-bay car wash on a vacant parcel of land. Project location is 2nd avenue at 126th street. Applicant is Thomas Reiter, 19 Woodview Road, Troy, NY 12182. **APPROVED W/ STIPS**

PC2004-016s Preliminary Site Plan Review of a proposal to utilize a vacant parcel of land for storage and barge transportation of various materials such as sand, silt, and gravel. Project location is East Industrial Park Way, between the Rensselaer County Jail and NewPenn. Applicant is ACC-RJV, LLC 315 Partition St. Rensselaer, NY 12144. **TABLED**

DEFERRED

PC02-086 SEQRA and Site Plan Review of a proposal to construct a residential condominium Community consisting of approximately 188 units, (Two-story 4-unit condominium), a community club house, and a boulevard bridge over Wynants Kill to connect the community complex to the City Right-of-Way. Project location is West of Wynantskill Way, Troy, NY 12180. Applicant is Gordon

Development, c/o Chazen Engineering & Land Surveying Co., 20 Gurley Avenue, Troy, New York 12182.

PC2003-058p SEQRA, Site Plan, and Subdivision Review of a proposal to develop Phase V of Vanderheyden Estates subdivision including the construction of approximately 57 new single-family homes. Project location is Vanderheyden Estates, Wynantskill Way. Applicant is Galarneau Builders, 526 Maple Ave, Saratoga Springs, NY 12866.

PC2004-012s SEQRA & Site Plan Review of a proposal to re-occupy a vacant building for use as a restaurant with more than 19 seats. Upper floors will be renovated for 12 apartment units. Project location is 207 Broadway. Applicant is Jason Smith and Nelson Bomosee, 571 Western Ave, Albany, NY 12203.

Should unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Commission may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Commission at this hearing will receive publication in this newspaper at least seven days prior to the hearing date.

Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Troy Planning Department at 270-4619. Any person having interest in the above matters will be heard at said time and place.

Planning Commission of the City of Troy, New York
Peter Kehoe, Chair
Walter VanDeLoo, Executive Secretary